



Talbot County Planning Commission
Final Decision Summary
Wednesday, September 7, 2022 at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton

Archived audio of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov/MeetingVideos)
(talbotcountymd.gov)

Attendance:

Commission Members:

Phillip “Chip” Councill, Chairman
Michael Strannahan, Vice Chairman
William Boicourt
Paul Spies
Lisa Ghezzi

Staff:

Brennan Tarleton, Acting Planning Officer
Elisa Deflaux, Planner II
Anne Roane, Planner III
Andy Meehan, Commission Attorney

1. Call to Order—Commissioner Councill called the meeting to order at 9:00 am.

2. Decision Summary Review—
August 3, 2022—

**Commissioner Boicourt moved to approve the August 3, 2022 Decision Summary.
Commissioner Spies seconded the motion.**

Vote	5-0
FOR:	5- Councill, Strannahan, Boicourt, Spies, Ghezzi
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business

a. Applicant: Rolles Range Partners, LLC
File No.: TEXT-4
Agent: Brendan Mullaney, McAllister, Detar, Showalter and Walker, LLC

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Request: A Bill to amend the Talbot County Code Section 190-78. “INN” to permit the operation of historic inns within historic structures within the Conservation Zoning Districts.

The text amendment application was submitted by Rolles Range Partners, LLC. The amendment proposes to permit Inns to be a special exception land use within the Conservation Zoning Districts within structures that are located within the Historic Overlay District (HD) on parcels of land greater than 5 acres in size. Additionally, the maximum number of bedrooms available is proposed to be increased from 10 to 12 with the maximum number of rooms permitted to be detached from the primary to be increased from 2 rooms to 6 rooms.

The text amendment also proposes that an Inn may also be served by a single-family detached dwelling on the same parcel as the Inn, so long as the dwelling is not located within the Critical Area and the single-family dwelling must be utilized by the owner or full-time employee of the Inn.

Staff Presentation:
Brennan Tarleton. Acting Planning Officer

Applicant Presentation:
William Workman, Property Owner
Brendan Mullaney, McAllister, Detar, Showalter & Walker LLC

Public Comment: None

Commissioner Spies moved that the Planning Commission recommend to the County Council approval of the Inn text amendment as submitted to the Planning Commission on September 7, 2022. Commissioner Boicourt seconded the motion.

Vote 5-0
FOR: 5- Councill, Strannahan, Boicourt, Spies, Ghezzi
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

4. New Business

- a. Applicant:** Michael and Nancy Lytell
- File No.:** MCAV-22-5
- Agent:** Michael and Nancy Lytell
- Request:** Variance Critical Area buffer -Construction of 457 Sq Ft addition with 10 Sq Ft located in the buffer

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Location: 24879 West Ferry Neck Rd, Royal Oak, MD 21662
Tax Map 46, Grid 21, Parcel 21
Zoning: RC

The applicant is seeking Planning Commission recommendation of approval for a Minor Variance of the 100’ Shoreline Development Buffer (Buffer) to enlarge an existing residence to add a first floor bedroom approximately 95 feet from the Mean High Water Line (MHWL). The net increase in overall lot coverage is 457 square feet and approximately 20 feet within the Buffer; staff recommends the following conditions:

1. The applicant shall make an application to the Office of Permits and Inspections, and follow all rules, procedures, and construction timelines as outlined regarding new construction.
2. The applicant shall comply with and address all Critical Area comments and standards, including the completion of a Buffer Management Plan that complies with requirements of the Critical Area law.
3. The applicant shall commence construction of the proposed improvements within eighteen (18) months from the date of the Planning Office’s “Notice to Proceed”.

Staff Presentation:
Elisa Deflaux, Planner II

Applicant Presentation:
Michael and Nancy Lytell

Public Comment: None

Commissioner Strannahan moved that the Planning Commission recommend to the Planning Officer approval of Minor Variance # MCAV-22-5 for Michael and Nancy Lytell at 24879 West Ferry Neck Road, Royal Oak, Maryland; subject to staff conditions. Commissioner Ghezzi seconded the motion.

Vote 5-0
FOR: 5- Councill, Strannahan, Boicourt, Spies, Ghezzi
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

b. Applicant: Department of Planning and Zoning
File No.: Anne Roane, Planner III
Request: Recommendation to the County Council

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Project: Maryland Agricultural Land Preservation Foundation (MALPF) easement applications for fiscal year 2023.

Staff Presentation:
Anne Roane, Planner III

Public Comment— None

Commissioner Strannahan moved to go into closed session pursuant to §3-305-B7 of the Maryland Open Meetings Act. Commissioner Boicourt seconded the motion; at 9:20 am

Vote 5-0
FOR: 5- Councill, Strannahan, Boicourt, Spies, Ghezzi
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

Commissioner Councill called the meeting to order at 9:35 am

Commissioner Boicourt moved that the Planning Commission recommend to the County Council approval of the list of farm properties as presented for submittal to the Maryland Agricultural Land Preservation Foundation (MALPF) for FY 23 easement purchase consideration. Commissioner Strannahan seconded the motion.

Vote 5-0
FOR: 5- Councill, Strannahan, Boicourt, Spies, Ghezzi
AGAINST: 0
ABSTAIN: 0
ABSENT: 0

5. Discussion Items

- a. Discuss the scheduling of a joint meeting with the Town of Easton’s Planning Commission for consideration of a supplemental growth allocation request. The date for this meeting will be Monday, September 26, 2022 at the Town of Easton Council Chambers, Easton Town Office.
- b. Rauch Inc. is scheduling a work session with all five of the municipalities to the review the current Water and Sewer Plan and to discuss any updates that should be included in the 2022/2023 Talbot County Comprehensive Water and Sewer Plan. The Planning Commissioners have agreed that at least one of the Commissioners will attend each meeting.

6. Staff Matters— None

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7. Work Sessions

- a.** Joint work session with the Public Works Advisory Board on September 7, 2022 at 1:00 p.m. in the Bradley meeting Room to discuss and introduce the team from RAUCH, Inc. that will be working on the Comprehensive Water and Sewer Plan.

8. Commission Matters — None

9. Adjournment– Commissioner Councill adjourned the meeting at 10:05 am.